Grantee: St Paul, MN

Grant: B-09-LN-MN-0038

April 1, 2012 thru June 30, 2012 Performance Report



 Grant Number:
 Obligation Date:
 Award Date:

 B-09-LN-MN-0038
 02/11/2010
 02/11/2010

Grantee Name: Contract End Date: Review by HUD:

St Paul, MN 02/11/2013 Reviewed and Approved

Grant Amount: Grant Status: QPR Contact: \$18,031,623.00 Active Joseph Musolf

Estimated PI/RL Funds:

\$0.00

Total Budget: \$18,031,623.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Executive Summary:

The City of Saint Paul received \$18,031,623 of grant funds from the United States Department of Housing and Urban Development through the Neighborhood Stabilization Program 2 (NSP2) under the American Recovery and Reinvestment Act of 2009.

The NSP2 Target Geography has been selected in a manner that will allow NSP2 activities to holistically build upon and leverage the successes of recent and current neighborhood stabilization efforts undertaken by the City: the Invest Saint Paul Initiative and NSP1. Within the NSP2 Target Geography, use of these funds will help stabilize these neighborhoods and position them for a stabilized role in a revitalized community.

The NSP2 program has a tightly defined short list of eligible activities. Saint Paul&rsquos NSP2 plan is structured around this list and may be summarized as follows:

The City will undertake the following activities in the following approximate quantities over three years:

- · Financial incentives for buyers: for 86 buyers
- · Acquisition and rehabilitation: 85 homes
- (B, D) Acquisition and demolition of blighted structures: 28 structures
- Land-bank vacant lots for future re-use: 28 parcels
- In addition, the City will use NSP2 program income for (E) Redevelopment activities in future years.

Target Geography:

The Saint Paul Target Geography is comprised of 18 census tracts with an average &ldquoforeclosures with vacancy risk index score&rdquo of 19.44. A map of these census tracts and a listing of their scores can be seen at www.stpaul.gov/nsp.

The NSP2 Target Geography closely mirrors a subset of the City&rsquos NSP1 area referred to as the &ldquoMarket Collapse Area.&rdquo These neighborhoods have the largest concentration of vacant homes and foreclosures in the City. Though occupying only 13 percent of the citywide land area, NSP2 Target Geography contains over 55 percent of the vacant homes and 40 percent of the foreclosed homes in the city. There are many blocks in this area containing more vacant houses than occupied houses. These were the first neighborhoods in Saint Paul hit by the housing collapse starting in 2006. Investor foreclosures started initially, followed quickly by many single-family homeowner foreclosures. Many properties in these neighborhoods have been haphazardly converted from original single-family and duplex structures to multi-family buildings that are operated as sub-par rental units. There are many blighted properties unfit for habitation that should be demolished. The values in these neighborhoods continue to deteriorate as low-value investors continue to buy cheaply and fix cheaply.

Minnesota Housing Finance Agency data suggests a greater availability of credit with unfavorable terms in the NSP2 Target Geography perhaps leading to a higher number of foreclosures and vacancies. MHFA data also indicates that the NSP2 Target Geography census tracts have lower mortgage loan approval rates than tracts in other parts of Saint Paul.

Program Approach:

(A) Financial Incentives. 86 buyers @ \$15,000 average = \$1,290,000

The City will establish financial incentive programs for purchasers of foreclosed upon homes and residential properties. These programs may be available for buyers of either rehabilitated NSP2-funded properties or other eligible foreclosed or abandoned properties.



(B) Acquisition and Rehabilitation. 85 homes @ \$57,000 average acquisition + \$100,000 average rehabilitation = \$13,345,000 The City will acquire and rehabilitate approximately 85 abandoned or foreclosed upon homes during the first three years of NSP2. The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &IdquoFirst Look&rdquo process) or via other direct negotiations with property owners. Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community. The City will minimize the risk and capital requirements of our development partners to expedite this activity.

(B, D) Acquisition, Demolition and Land Bank. 28 homes @ \$27,500 average acquisition + \$15,000 average demolition + holding costs = \$1,593,461

The City will acquire approximately 28 blighted structures and will remove these destabilizing influences via demolition. Acquisition will be either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &IdquoFirst Look&rdquo process) or via direct negotiations with property owners. The 28 vacant parcels will then be held in land-bank status for future re-use. NSP2 funds will be used to cover the ongoing carrying costs and maintenance of land-banked property.

(E) Redevelopment to be funded with program income in future years

NSP2 program income will be generated by future sales of rehabilitated homes and cleared lots available for redevelopment. These proceeds will fund redevelopment of vacant lots.

Administration = \$1,803,162

Ten percent of the NSP2 grant is available to cover administrative costs associated with carrying out the activities of the program.

Consortium Members:

None.

How to Get Additional Information:

Please see www.stpaul.gov/nsp or call Joe Musolf, Senior Project Manager, Department of Planning and Urban Development, City of Saint Paul at 651-266-6594.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$18,031,623.00
Total Budget	\$0.00	\$18,031,623.00
Total Obligated	\$1,209,873.24	\$10,738,038.25
Total Funds Drawdown	\$1,273,167.61	\$9,545,537.02
Program Funds Drawdown	\$1,273,167.61	\$9,545,537.02
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,065,807.39	\$10,433,135.97
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,803,162.30	\$610,660.77
Limit on State Admin	\$0.00	\$610,660.77

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,803,162.30	\$1,803,162.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,507,905.75	\$5,007,906.00

Overall Progress Narrative:

During the 2nd Quarter of 2012 the following activities occurred:

- ongoing property maintenance of properties both designated for rehabilitation and properties held in landbank status.
- acquisition of one property to be rehabilitated for LMMI, and pursuit of one more property (not yet closed) also to be rehabbed for LMMI.
- completion and occupancy of 7 rehabilitated units in five buildings, for 50% AMI, and completion of one additional unit (also designated for 50% AMI) that is not yet occupied.
- rehabilitation progress on an additional 13 units in 10 properties designated for 50% AMI.
- rehabilitation progress on 64 properties designated for 120% AMI.
- demolition progress on 3 properties.
- completion and occupancy of 2 redevelopment units (Activity "E") in two buildings, for 50% AMI, and completion of one additional unit (also designated for 50% AMI) that is not yet occupied.
- redevelopment (Activity "E") progress on an additional 5 units in 2 properties designated for 50% AMI.
- redevelopment (Activity "E") progress on 23 properties designated for 120% AMI.

This QPR also includes some adjustments to cumulative performance measures to account for under- or -over-counts in previous quareter.

In addition, general administrative activity has included: recordkeeping, internal expense tracking, staff training, public communications and outreach activities.

Project Summary

Project #, Project Title	This Report Period	To Date	te
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Admin	\$63,294.37	\$1,803,162.00	\$610,660.77
002-A, Financing Mechanisms	\$0.00	\$1,290,000.00	\$0.00



003-B, Acquisition and Rehab	\$708,303.86	\$10,015,000.00	\$5,672,143.38
004-C, Land Bank	\$8,675.88	\$1,503,461.00	\$1,180,932.47
005-D, Demolition	\$59,615.80	\$420,000.00	\$270,064.78
006-E, Redevelopment	\$433,277.70	\$3,000,000.00	\$1,811,735.62



Activities

()

Grantee Activity Number: 001-1

Activity Title: Administration

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

001 Admin

Projected Start Date: Projected End Date:

02/11/2010 02/11/2013

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

N/A City of St Paul

Apr 1 thru Jun 30, 2012 To Date **Overall Total Projected Budget from All Sources** \$1,803,162.00 **Total Budget** \$0.00 \$1,803,162.00 **Total Obligated** \$0.00 \$1,803,162.00 **Total Funds Drawdown** \$63,294.37 \$610,660.77 **Program Funds Drawdown** \$63,294.37 \$610,660.77 **Program Income Drawdown** \$0.00 \$0.00 **Program Income Received** \$0.00 \$0.00

Total Funds Expended \$231,754.90 \$836,422.35

City of St Paul \$231,754.90 \$836,422.35

Match Contributed \$0.00

Activity Description:

Administrative costs associated with carrying out the activities of the program.

Location Description:

Activity Progress Narrative:

Activities in 2nd Quarter 2012: General Administration including record keeping, internal expense tracking, staff training, public communications and outreach activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: 002-A-1

Activity Title: Financing Mechanisms

Activity Category: Activity Status:

Disposition Planned

Project Number: Project Title:

002-A Financing Mechanisms

Projected Start Date: Projected End Date:

07/01/2010 02/11/2013

02/11/2013

Benefit Type: Completed Activity Actual End Date:
Direct (HouseHold)

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,290,000.00
Total Budget	\$0.00	\$1,290,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of St Paul	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City will establish financial incentive programs for purchasers of foreclosed upon homes and residential properties. These programs may be available for buyers of either rehabilitated NSP2-funded properties or other eligible foreclosed or abandoned properties.

Location Description:

Activity Progress Narrative:

No activity in 2nd Quarter 2012.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: 003-B-1

Activity Title: Acquisition LH

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

003-B Acquisition and Rehab

Projected Start Date: Projected End Date:

05/01/2010 09/30/2011

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall Apr 1 thru Jun 30, 2012 To Date **Total Projected Budget from All Sources** \$1,096,000.00 N/A \$0.00 **Total Budget** \$1,096,000.00 \$52,617.72 **Total Obligated** \$644,123.97 **Total Funds Drawdown** \$52,617.72 \$644,123.97 **Program Funds Drawdown** \$52,617.72 \$644,123.97 **Program Income Drawdown** \$0.00 \$0.00 **Program Income Received** \$0.00 \$0.00 **Total Funds Expended** \$9,037.89 \$651,867.26 City of St Paul \$9,037.89 \$651,867.26

Match Contributed \$0.00

Activity Description:

Direct (HouseHold)

The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &IdquoFirst Look&rdquo process) or via other direct negotiations with property owners. These properties will be foreclosed or abandoned in compliance with the LH 25 activity requirements.

Location Description:

Activity Progress Narrative:

Total properties acquired to-date is 7 duplexes plus 2 single-family = 9. Total unit count acquired to-date is 14 +2 = 16. This quarterly report shows reclassification of a couple of the acquisitions that were not counted as duplex vs. single-family properly in previous quarters. No new acquisitions occurred in this activity during 2nd Quarter 2012. During 2nd Quarter 2012, 3 duplexes (6 units) were still being held in preparation for rehabilitation (which will be funded via Activity 003-B-3 Rehabilitation LH). During 2nd quarter 2012, 2 single-family homes and 3 duplexes (6 units) were under rehabilitation (which is being funded via Activity 003-B-3 Rehabilitation LH). During 2nd Quarter 2012, 1 duplex (2 units) rehabilitation was completed and both units are now occupied. The completed duplex address is reported in this QPR under the Activity 003-B-3 Rehabilitation LH. Data regarding those 2 households is reported in this QPR under the Activity 003-B-3 Rehabilitation LH. Expenditures in this activity in 2nd Quarter 2012 were for holding and maintenance costs for the properties that are yet to be completed.

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total Total



# of Properties	0	9/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	16/20
# of Multifamily Units	-2	14/16
# of Singlefamily Units	1	2/4

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: 003-B-2

Activity Title: Acquisition LMMI

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

003-B Acquisition and Rehab

Projected Start Date: Projected End Date:

05/01/2010 09/30/2011

Benefit Type: Completed Activity Actual End Date:

Direct (HouseHold)

Responsible Organization:

NSP Only - LMMI City of St Paul

Overall Apr 1 thru Jun 30, 2012 To Date **Total Projected Budget from All Sources** \$3,000,000.00 N/A \$0.00 **Total Budget** \$3,000,000.00 \$49,373.72 **Total Obligated** \$2,596,581.58 **Total Funds Drawdown** \$49,373.72 \$2,596,581.58 **Program Funds Drawdown** \$49,373.72 \$2,596,581.58 **Program Income Drawdown** \$0.00 \$0.00 **Program Income Received** \$0.00 \$0.00 **Total Funds Expended** \$26,143.80 \$2,618,547.61 City of St Paul \$26,143.80 \$2,618,547.61

Match Contributed \$0.00 \$0.00

Activity Description:

National Objective:

The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via other direct negotiations with property owners.

Location Description:

Activity Progress Narrative:

Total properties acquired to-date is 42 single-family. Total unit count acquired to-date is 42. One new acquisition occurred in this activity during 2nd Quarter 2012. In addition, 2 previously reported acquisitions were backed out in this Quarter. Regarding those two, funds were sent to Ramsey County and reported as expended, but ultimately the County declined to sell the properties, so the funds were returned. The funds were credited back against this activity and those 2 previously recorded acquisitions have been removed. There was also an undercount of 1 acquisition in prevoius quarters. Thus, this quarter shows 42 cumulative, same as previous Quarter cumulative, with current activity as zero (1 new + 1 previously uncounted - 2 previously reported that will now now be acquired = zero). Also during 2nd Quarter 2012, 1 additional single-family property was pursued for acquisition, necessitating some pre-closing expenditures, but that property is not closed by end of quarter, so not included in the count. During 2nd Quarter 2012, 7 properties were still being held in preparation for rehabilitation (which will be funded via Activity 003-B-4 Rehabilitation LMMI). During 2nd quarter 2012, 35 properties were under rehabilitation (which is being funded via Activity 003-B-4 Rehabilitation LMMI). Expenditures in this activity in 2nd Quarter 2012 were for holding and maintenance costs for the properties that are yet to be completed.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	42/39
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	42/39
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	42/39

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: 003-B-3
Activity Title: Rehab LH

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

003-B

Projected Start Date:

07/01/2010

Benefit Type: Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Overall

Total Projected Budget from All Sources

Total Budget
Total Obligated

Total Funds Drawdown

Program Funds Drawdown Program Income Drawdown

Program Income Received

Total Funds Expended

City of St Paul

Match Contributed

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Apr 1 thru Jun 30, 2012

City of St Paul

N/A\$2,911,906.00\$0.00\$2,911,906.00\$209,742.94\$898,170.05\$209,742.94\$898,170.05\$209,742.94\$898,170.05\$0.00\$0.00

To Date

\$0.00 \$0.00 \$205,820.91 \$1,066,795.74

\$205,820.91 \$1,066,795.74

\$0.00 \$0.00

Activity Description:

Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community. These properties will be foreclosed or abandoned in compliance with the LH 25 activity requirements.

Location Description:

Activity Progress Narrative:

Funds in this activity are being expended on rehabilitation of properties for occupancy by households at or below 50% AMI. Some of these properties were purchased with NSP2 funds under Activity 003-B-1 Acquisition LH. Some of these properties were acquired with funds from other sources outside of this grant. During 2nd Quarter 2012, 7 units were completed and are now occupied by the end beneficiary households. Data regarding those 7 households is reported here. These seven units are in 5 properties, as follows: 2 single-family homes (ownership), and 5 multi-family units (rental). The 5 occupied multi-family units are in 3 duplexes. There is one additional unit that is completely rehabilitated, but not yet occupied. That unit will not be counted in QPR as "complete" until a household has moved in. The 4 completed properties counted in this QPR are the 2 occupied single-family homes and the 2 fully occupied duplexes. The partially occupied duplex has not been counted yet as a completed property. In addition to the completed units and properties, rehabilitation progress is underway on an additional 13 units in 10 properties.



Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total
4	4/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	7/20
# of Multifamily Units	5	5/16
# of Singlefamily Units	2	2/4

Beneficiaries Performance Measures

	11113	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%	
# of Households	7	0	7	7/20	0/0	7/20	100.00	
# Owner Households	2	0	2	2/4	0/0	2/4	100.00	
# Renter Households	5	0	5	5/16	0/0	5/16	100.00	

Activity Locations

of Properties

Address	City	County	State	Zip	Status / Accept
500 Hopkins St	Saint Paul		Minnesota	55130-4577	Match / Y
798 Geranium Ave E	Saint Paul		Minnesota	55106-2534	Match / Y
947 Minnehaha Ave E	Saint Paul		Minnesota	55106-4534	Match / Y
748 Jenks Ave	Saint Paul		Minnesota	55106-3115	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: 003-B-4

Activity Title: Rehab LMMI

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

003-B

Projected Start Date:

07/01/2010

Benefit Type: Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City of St Paul

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,007,094.00
Total Budget	\$0.00	\$3,007,094.00
Total Obligated	\$396,569.48	\$1,533,267.78
Total Funds Drawdown	\$396,569.48	\$1,533,267.78
Program Funds Drawdown	\$396,569.48	\$1,533,267.78
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$295,901.14	\$1,784,007.92
City of St Paul	\$295,901.14	\$1,784,007.92
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community.

Location Description:

Activity Progress Narrative:

Funds in this activity are being expended on rehabilitation of properties for occupancy by households at or below 120% AMI. Some of these properties were purchased with NSP2 funds under Activity 003-B-2 Acquisition LMMI. Some of these properties were acquired with funds from other sources outside of this grant. During 2nd Quarter 2012, rehabilitation progress is underway on 64 properties. Of those 64, 35 were acquired under Activity 003-B-2 Acquisition LMMI, and 29 were acquired with a non-NSP2 funding source.

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total Total

of Properties 0 0/39

This Report Period Cumulative Actual Total / Expected

Total Total



# of Housing Units	0	0/39
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/39

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: 004-C-1

Activity Title: Land Banking Acquisition

Activitiy Category:

Land Banking - Acquisition (NSP Only)

Project Number:

004-C

Projected Start Date:

05/01/2010

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank

Projected End Date:

03/31/2011

Completed Activity Actual End Date:

Responsible Organization:

City of St Paul

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,100,000.00
Total Budget	\$0.00	\$1,100,000.00
Total Obligated	\$0.00	\$990,802.88
Total Funds Drawdown	\$0.00	\$990,802.88
Program Funds Drawdown	\$0.00	\$990,802.88
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$990,802.88
City of St Paul	\$0.00	\$990,802.88
Match Contributed	\$0.00	\$0.00

Activity Description:

The City will acquire blighted structures either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via direct negotiations with property owners.

Location Description:

Activity Progress Narrative:

Funds in this activity are used for acquisition of properties which are intended to be held for future redevelopment in future years. In most circumstances, these properties have blighted structures at the time of acquisition. The structures are demolished under Activity 004-D-1 "Demolition" and the cost of holding and maintaining these properties in "landbank status" is funded through Activity 004-C-2 "Land Bank Holding". In 2nd Quarter 2012, there were no new acquisitions in this activity. Total cumulative acquisitions to-date in this activity is 25 properties. This QPR shows -1 acquisitions for the quarter due to an overreporting error of 1 property in a previous quarter. Of the 25 properties acquired to-date, one was a vacant lot at the time of acquisition, 3 have structures which are intended to be rehabilitated in some future year, and 21 had blighted structures that have been demolished or are in the process of being demolished.

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total Total

of Properties

Total

25/28



No Beneficiaries Performance Measures found.

Activity Locations

Address City County State Zip Status / Accept
- Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: 004-C-2

Activity Title: Land Banking Holding

Activity Category: Activity Status:

Land Banking - Disposition (NSP Only)

Project Number: Project Title:

004-C Land Bank

05/01/2010 02/11/2013

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$403,461.00
Total Budget	\$0.00	\$403,461.00
Total Obligated	\$8,675.88	\$190,129.59
Total Funds Drawdown	\$8,675.88	\$190,129.59
Program Funds Drawdown	\$8,675.88	\$190,129.59
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$7,200.59	\$193,299.02
City of St Paul	\$7,200.59	\$193,299.02
Match Contributed	\$0.00	\$0.00

Under Way

Projected End Date:

Activity Description:

Projected Start Date:

Area ()

Vacant parcels will be held in land-bank status for future re-use. NSP2 funds will be used to cover the ongoing carrying costs and maintenance of land-banked property.

Location Description:

Activity Progress Narrative:

Funds in this activity are used for holding and maintenance costs of properties being held in "landbank status". There are 26 such properties being held. 22 are vacant lots (or soon to be vacant via pending demolition under Activity 004-D-1) and 3 properties have structures.

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total Total

of Properties 0 26/28



No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: 005-D-1
Activity Title: Demolition

Activitiy Category:

Clearance and Demolition

Project Number:

005-D

Projected Start Date:

07/01/2010

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Overall

Total Projected Budget from All Sources

Total Budget
Total Obligated

Total Funds Drawdown

Program Funds Drawdown
Program Income Drawdown

Program Income Received

Total Funds Expended

City of St Paul

Match Contributed

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

06/30/2011

Completed Activity Actual End Date:

Responsible Organization:

City of St Paul

Apr 1 thru Jun 30, 2012	To Date
N/A	\$420,000.00
\$0.00	\$420,000.00
\$59,615.80	\$270,064.78
\$59,615.80	\$270,064.78
\$59,615.80	\$270,064.78
\$0.00	\$0.00
\$0.00	\$0.00
\$1,074.00	\$271,138.78
\$1,074.00	\$271,138.78
\$0.00	\$0.00

Activity Description:

The City will remove blighted structures via demolition.

Location Description:

Activity Progress Narrative:

Through the end of 2nd Quarter 2012, a total of 19 properties have been demolished under this activity. This QPR shows 10 new demolished addresses. These 10 new demolitions were actually completed in previous quarters, but were not reported as complete. No new demolitions were completed in 2nd Quarter 2012. In addition to the 19 completed demolitions, preparation work on three pending demolitions was accomplished in 2nd Quarter 2012. Razed, emply parcels, which are created by demolition under this activity, are then held in "landbank" status and the maintenance and holding costs associated with those lots is funded under the Activity 004-C-2 "Landbank Hold".

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total Total

of Properties 10 19/28



No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
701 Maryland Ave W	Saint Paul		Minnesota	55117-4130	Match / Y
1045 Fremont Ave	Saint Paul		Minnesota	55106-5223	Match / Y
663 Lawson Ave E	Saint Paul		Minnesota	55106-3135	Match / Y
803 Lawson Ave E	Saint Paul		Minnesota	55106-3120	Match / Y
560 Brunson St	Saint Paul		Minnesota	55130-4515	Match / Y
686 York Ave	Saint Paul		Minnesota	55106-3726	Match / Y
1078 Sherburne Ave	Saint Paul		Minnesota	55104-2609	Match / Y
1080 Ross Ave	Saint Paul		Minnesota	55106-3939	Match / Y
704 Desoto St	Saint Paul		Minnesota	55130-4409	Match / Y
186 Front Ave	Saint Paul		Minnesota	55117-5322	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: 006-E-1

Activity Title: Redevelopment LH

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

006-E

Projected Start Date:

09/01/2011

Benefit Type: Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Saint Paul

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$134,604.79	\$542,605.52
Total Funds Drawdown	\$134,604.79	\$542,605.52
Program Funds Drawdown	\$134,604.79	\$542,605.52
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$71,750.10	\$542,989.61
City of Saint Paul	\$71,750.10	\$542,989.61
Match Contributed	\$0.00	\$0.00

Activity Description:

Reconstruction/rehabilitation of housing units for reoccupancy as rental to benefit households at or below 50% AMI.

Location Description:

Activity Progress Narrative:

Funds in this activity are being expended on redevelopment of properties for occupancy by households at or below 50% AMI. Some of these properties were acquired with funds from other sources outside of this grant. During 2nd Quarter 2012, 2 units were completed and are now occupied by the end beneficiary households. Data regarding those 2 households is reported here. These two units are in 2 properties, as follows: 1 single-family home (ownership), and 1 multi-family unit (rental). The 1 occupied multi-family unit is in 1 duplex. There is one additional unit that is completely rehabilitated, but not yet occupied. That unit will not be counted in QPR as "complete" until a household has moved in. The 1 completed property counted in this QPR is the 1 occupied single-family home. The partially occupied duplex has not been counted yet as a completed property. In addition to the completed units and properties, rehabilitation progress is underway on an additional 5 units in 2 properties.

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total Total

of Properties 1 1/8



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/8
# of Multifamily Units	1	1/4
# of Singlefamily Units	1	1/4

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total Lo	w/Mod%	
# of Households	2	0	2	2/8	0/0	2/8	100.00	
# Owner Households	1	0	1	1/4	0/0	1/4	100.00	
# Renter Households	1	0	1	1/4	0/0	1/4	100.00	

Activity Locations

Address	City	County	State	Zip	Status / Accept
907 Burr St	Saint Paul		Minnesota	55130-4007	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount



Grantee Activity Number: 006-E-2

Activity Title: Redevelopment LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

006-E

Projected Start Date:

10/01/2011

Benefit Type: Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Saint Paul

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$0.00	\$2,000,000.00
Total Obligated	\$298,672.91	\$1,269,130.10
Total Funds Drawdown	\$298,672.91	\$1,269,130.10
Program Funds Drawdown	\$298,672.91	\$1,269,130.10
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$217,124.06	\$1,477,264.80
City of Saint Paul	\$217,124.06	\$1,477,264.80
Match Contributed	\$0.00	\$0.00

Activity Description:

Reconstruction/rehabilitation of housing units for reoccupancy as owner-occupied to benefit households at or below 120% AMI.

Location Description:

Activity Progress Narrative:

Funds in this activity are being expended on redevelopment of properties for occupancy by households at or below 120% AMI. Some of these properties were acquired with funds from other sources outside of this grant. During 2nd Quarter 2012, redevelopment progress was underway at 18 properties. In addition to these 18 properties underway, an additional 5 properties are held within this activity for redevelopment in the very near future. 18 plus 5 = 23 total properties under City of Saint Paul ownership in this activity. In addition to these 23 properties, funds have also been expended for 4 additional acquisitions from Ramsey County. These additional 4 have not yet closed.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

